

MINUTES OF MILFORD CITY PUBLIC HEARING

TUESDAY, JANUARY 19, 2016, 405 SOUTH MAIN, MILFORD, UTAH AT 6:45 PM

The Milford City Council meeting convened in Public Hearing session on Tuesday, January 19, 2016, in the Milford City Office, meeting commenced at 6:45 pm.

Present: Mayor Nolan Davis, Council Members Aaron Cox, Wayne Hardy, Russell Smith, Les Whitney, and Terry Wiseman. City Administrator Makayla Bealer, City Recorder Monica Seifers.

Visitors: Jesse Ralphs, Brandon Stephenson - Sunrise Engineering, Curtis Tonks - ULGT.

COMMUNITY DEVELOPMENT BLOCK GRANT PUBLIC HEARING:

Mayor Davis opened the public hearing for the CDBG program and stated that this hearing is being called to consider potential projects for which funding may be applied under the 2016 Community Development Block Grant Program. It was explained that the grant money must be spent on projects benefiting primarily low and moderate-income persons. The Five County AOG in which Milford City is a member, is expecting to receive approximately \$200,000 this new program year. All eligible activities that can be accomplished under this program are identified in the CDBG Application Policies and Procedures Manual and interested persons can review it at any time. Mayor Davis read several of the eligible activities listed including examples, such as Construction of public works and facilities, ie: water and sewer lines, fire stations, acquisition of real property, provision of public services such as food banks or homeless shelters. Also eligible are loan programs for businesses which would then hire low income persons and the program can also pay for housing rehabilitation or down payment assistance for low income homeowners. Mayor Davis indicated that in the past Milford City has received one grant through the CIB which was used for an addition and improvements to the Milford Library in 2009 and sponsored the Beaver Housing Authority in two grants, one in 2013, another in 2015, both of which were used to build new or purchase existing housing to increase the inventory of affordable housing in Milford. **The city has handed out its capital investment plan as part of the regional “Consolidated Plan”. This list shows which projects the city has identified as being needed in the community.** It was asked that anyone with questions, comments or suggestions during the hearing please identify themselves by name, before they speak. The recorder will include your names in the minutes and we would like to specifically respond to your questions and suggestions during the hearing.

Council Member Wayne Hardy – I have had a lot of people approach me over this deal and I know what the Council went through and I know the cost to do this, but people do not want it torn down.

Mayor Davis – Well, the only option you got is to let it set there. It is almost impossible to go refurbish it unless we can find someone who wants to buy it. The cost of refurbishing it, after we met with the structural engineer and architects, it’s going to be ten-fold what it would be to build new

Council Member Wayne Hardy – I understand that, I am just relaying information I got as a Councilman. We might get thrown to the lions.

Mayor Nolan Davis - We totally understand that, and we are going to be thrown to the lions. In fact, I had a comment from an individual that said ‘You are going to be a one-term Mayor’. I don’t have a problem with that because this is in the best interest of the community. We can’t afford to

stay in that building, it is not safe. I do not want to lease that building out to anybody with the problems we've had.

Council Member Wayne Hardy – We can't do nothing with it unless it is repaired. Now, is there any way we could get it repaired?

Mayor Davis – No, not financially.

Council Member Wayne Hardy – Well, put a figure to it. I know some people who have a lot of money. How much do you need?

Mayor Davis – Oh, to go ahead and refurbish that building, which would entail taking the whole upper level off, redoing it and bringing it up to code with the electrical, mechanical, plumbing, earthquake, and everything – probably \$3.5 million. Is that pretty close, Jesse?

Jesse Ralphs, Sunrise Engineering – Yeah, you would have to look at what you would need to do on the interior as well... Council Member Hardy – I just have to have numbers for when we get thrown to the lions, cause we are going to be in a lot of heat over it.

Mayor Davis – I understand that, we have been working on this for well over a year now.

Council Member Les Whitney – I appreciate and understand what you guys are saying and I think you guys had a public hearing not that long ago asking people to come put their input on that building and I don't remember anybody being there, because they won't show up, however – and you are right, you hear those people say that all the time - but I think those people need to come and attend those meetings and voice their opinions, if they are truly out there. I've told the same people, you know, come to the meetings and voice your opinion so it can be recognized by everybody because we can go in there and say that we have had people come to us, but unless we are willing to start rattling off names, nobody believes ya. I think that is what it takes. If the citizen's truly want that building saved, they would come in here. The majority needs to rule. Do we tear it down and build a new one or do we restore it and spend the money to restore it, and that's what I think needs to happen.

Mayor Davis - The problem we have with the restoration is limited funding. CIB will not fund any remodel projects.

Council Member Hardy – I understand this, you understand this, these gentlemen understand this, and I'm sure the ladies understand it, cause we have went through all of this and we understand what the cost is going to be, but the people out on the streets just say, 'Hmm – if you're going to tear it down just fix it' – they don't understand.

Mayor Davis – As Council Member Whitney just stated, they need to attend the meetings and get the information.

Council Member Hardy – I understand that.

Mayor Davis – We have put three different articles in the paper, I have sat down with Margaret Miller and she has done three different articles, trying to get the word out. CDBG funding is almost impossible with the exception of what we are doing. They will fund a community center, which would be like a cultural hall, but any other part of it you would have to obtain other funding. Now, when you do CDBG funding you also have to enter into the Davis-Bacon agreement and the wages and everything are a lot higher than if you were to go with CIB funding.

City Administrator Makayla Bealer – So, a question you can ask the tax payers is: yes, we can remodel that building, but however, you as a taxpayer are going to be paying for it, are you willing

to pay for it with increase in taxes, or do you want us to get free money, where we can get grant and loan and pay back?

Council Member Hardy – I think this needs to be put out to the public, just what you said.

City Administrator Bealer – So, I mean, I am heart sick over it. I keep thinking that (building) is historical. That was the first elementary school that Milford City ever had, it's got a lot of history. Another suggestion that I've had, and I've talked to the Mayor, is maybe the thing to do is to take the brick when they tear it down and try to use that into the new building, try to restore some of the historical into the new building. Just an idea.

Council Member Hardy – Yeah, I am sure that people don't want to have their taxes raised, they might, who knows. If you put it out there, they might say, 'yeah, raise them – raise the taxes and save it'.

Council Member Whitney – That would be one of the things that would have to happen, because like the Mayor said, the funding to remodel is not allowed by CDBG, so we would have to come up with the funding elsewhere to do all that. The rest of it we could come up with the funding for, based on that.

Mayor Davis – What we can do is put all of this information together and send it out in the newsletter, put it in the paper, however you want to disseminate the information. We don't have to do anything, all we are doing is having a public hearing to notify the public that we are going to possibly apply for funding.

Council Member Hardy – I just think we should, rather than the four or five or six of us sitting here saying do this do that, I honestly think we should let the public say that - do you want your taxes raised?

Council Member Russell Smith – This is what this meeting is for, it's not for us gentlemen here, it is for input. What input are we getting? I am sure there are people that are upset about tearing it down, and I hate to see it get torn down, but I have had more people tell me that they are afraid we are going to tear it down and have another vacant lot. I have told them no, if we tear it down we are going to put the new building there.

Council Member Hardy – And I agree with ya, but like I said, I think we should pursue what Nolan said. Send it out in a newsletter or something and then they know as much as we know.

Mayor Davis – We have had how many Council meetings, and how many public hearings?

Council Member Whitney – Exactly!

City Administrator Bealer – What we'll do is prepare something for the newsletter and bring it back to the Council for your approval to be sent out, and then do you guys want to have another public hearing after that goes out in the newsletter? I think it would be best to really have the citizen's input. At least then, regardless of the decision you make, at least then the citizens can hear and understand.

Council Member Hardy – Yeah, if we give them all of the information that we know, what it's gonna cost, what takes place with that building, it isn't just like going in and putting up sheetrock and we're okay, it's not that, and the people should know this. Because if people don't know they'll ask why can't we save it.

Council Member Russell Smith – I think it's a good idea to take a lot of the brick off and try to put it into the new building.

Council Member Hardy – I agree.

Administrator Bealer – It might be a little extra cost but it would be worth it to keep some of our history in our community.

Council Member Aaron Cox – The \$200,000, Mayor, that's what we can obtain to tear this down, correct?

Mayor Davis – Correct.

Council Member Cox – OK, that's not any building, that's tearing it down and demolishing?

Mayor Davis – Yes, that's a CDBG grant.

Council Member Cox – Right. So we figure out how much of that we would need and I know we looked into historical and we didn't find any money for historical, also.

Mayor Davis – No, because it doesn't qualify, it is not on the register.

Council Member Cox – So, I mean, we've crossed that line, too.

Council Member Hardy – The public should be aware of this and let them know that we're not just sitting here, a bunch of councilmen, saying 'tear it down, piss everybody off', ya know?

Council Member Cox – Well, in my opinion this has been going on for two years, since I've been on here, and they haven't spoken, they are just griping, that is my honest opinion.

Council Member Whitney – Another thing, Mayor, in that newsletter - or however we are going to approach that advertisement is - also give them the option. We can restore your building but it is going to cost X amount of dollars, projected, and are you willing to have your tax dollars go up? And it would have to be put on the ballot...Council Member Cox – Plus, we get no funding for it...Council Member Whitney – no, no funding. It is straight tax payer money. I can guaranty that when you tell them that their taxes are going to go up to do that, you're not going to hear of a soul that is upset about that building.

Council Member Hardy – Well, and if you tell them that you need \$3.5 million, they are going to say "Wow, that's a lot of tax money, I don't know".

Council Member Whitney – And I think the Mayor is being conservative on the \$350 (Million) throughout.

Mayor Davis – Pretty close, in talking to the 2 architects that we did meet with, and you know Jesse was involved with a couple of them conversations. We don't know what we are going to get into.

Council Member Whitney – Exactly!

Council Member Hardy – Jesse, do you have any input? Do you think we are going the right way with it?

Jesse Ralphs – Well, just with what's already been spoken, to renovate that building and bring it up to code, and eliminate the bat problem, we could throw estimates at it, but I guaranty that it's going to be higher than what anybody estimates because you don't know what is in there. We do know that it's going to be a lot of money just to do what we know you have to do and then at that point you have to evaluate the building and say if we do all that is it then going to meet our community needs any better than it was before without gutting the whole building. The size, and the layout – originally that was part of the reason of looking at other options. It is not conducive

to City functions. If it did come to tearing it down, even though it is not on the registry, the State Historical Society would still be involved and would still have a say and it is likely they would have you do some sort of action plan to document the history of that – whether it's a plaque, whether it's taking some of that brick and building a little something out there to explain the history to try to preserve some of that so it doesn't go away and disappear, there is likely to be some requirements to maintain that history onsite.

Mayor Davis – Does that fall under the SHIPO regulations?

Jess Ralphs – Yeah.

Mayor Davis – Any other comments?

Attorney Kanell – I did talk to the church when we were negotiating with them and they were not willing to put any money into restoration of the building.

Council Member Hardy – You would think they would, I mean it's their LDS church, and it's got a lot of history. You would think that they would wanna, I don't know. Weird.

Mayor Davis then asked if there were any other suggestions. There were none. The hearing was adjourned at 7:02 pm.

APPROVED by City Council this 16th day of February, 2016.

A handwritten signature in black ink, reading "Monica D. Seifers", written over a horizontal line.

MONICA D. SEIFERS, City Recorder